102.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,900 / 847,900
					USE VALUE:	847,900 / 847,900
					ASSESSED:	847,900 / 847,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGHES CHRISTOPHER M
Owner 2:	HUGHES DONNA M
Owner 3:	
Street 1:	29 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2844 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	419,500		428,400	847,900
Total Card	0.147	419,500		428,400	847,900
Total Parcel	0.147	419,500		428,400	847,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.14 | /Parcel: 298.1

Legal Description

User Acct 65716

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0007.0

!8148!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,500	0	6,400.	428,400	847,900	847,900	Year End Roll	12/18/2019
2019	101	FV	324,400	0	6,400.	434,500	758,900	758,900	Year End Roll	1/3/2019
2018	101	FV	324,400	0	6,400.	324,400	648,800	648,800	Year End Roll	12/20/2017
2017	101	FV	324,400	0	6,400.	293,800	618,200	618,200	Year End Roll	1/3/2017
2016	101	FV	324,400	0	6,400.	281,500	605,900	605,900	Year End	1/4/2016
2015	101	FV	316,400	0	6,400.	238,700	555,100	555,100	Year End Roll	12/11/2014
2014	101	FV	316,400	0	6,400.	226,400	542,800	542,800	Year End Roll	12/16/2013
2013	101	FV	316,400	0	6,400.	215,400	531,800	531,800		12/13/2012

PRINT

Date	Time
12/10/20	22:43:51

LAST REV

Date	Time
09/09/19	09:09:47
apro	
8148	

USER DEFINED

Prior Id # 1:	65716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOCCO ANTHONY -	22125-104		6/15/1992		173,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2003	878	Addition	85,000			G6	GR FY06	2ND STY, 3/4 BTH
7/27/1994	376	Manual	2,500					WINDOWS/DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Measured	372	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA: 0.14692 | Total SF/SM: 6400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,400 | Spl Credit | Total: 428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12814212
Const Adj.:	0.99989998
Adj $ / SQ:	141.004
Other Features:	91247
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515305
Depreciation:	95847
Depreciated Total:	419458

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

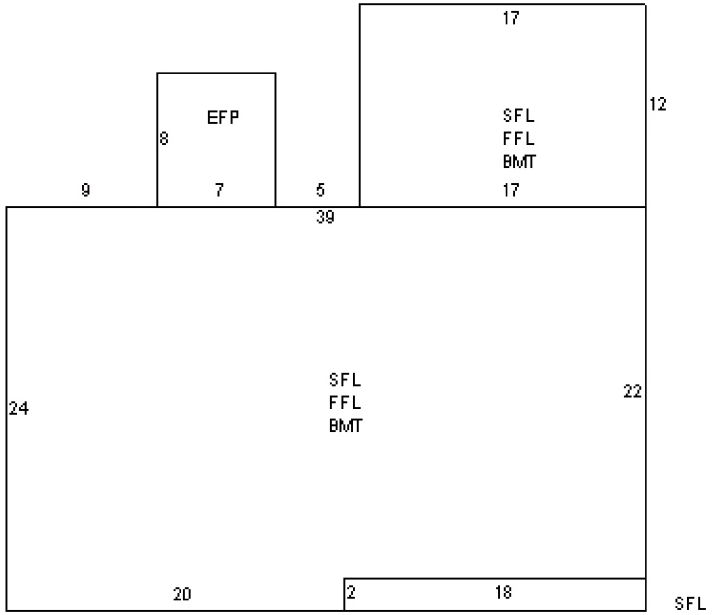
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.10
Special Features:	0	Val/Su Net:	125.90
Final Total:	419500	Val/Su SzAd	191.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,116	141.000	157,360
BMT	Basement	1,080	58.800	63,502
FFL	First Floor	1,080	141.000	152,284
EFP	Enclos Porch	56	72.590	4,065

Net Sketched Area:	3,332	Total:	377,211
Size Ad	2196	Gross Are	3332	FinArea	2844
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc